

We are Evans!

Established 1869

Community and Economic Development
Evans, Colorado • 80620 • 970-475-1112

Evans Population (2008): 17,932

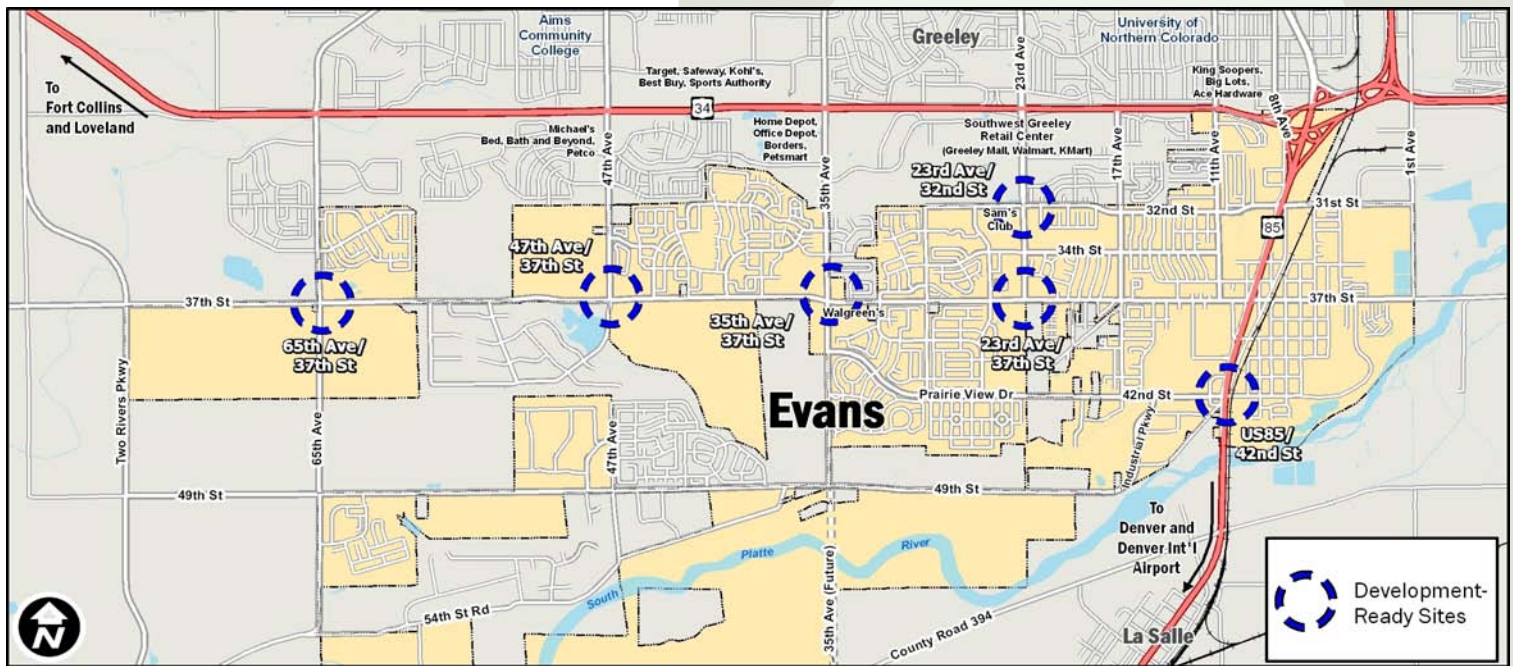
Prime Commercial Locations in a Growing Community

Population Within a 15-Minute Drive: Approximately 110,000



Driving Distance	Miles	Population
Greeley	Adjacent	90,306
Windsor	15	17,310
Loveland	20	64,429
Brighton	30	30,723
Fort Collins	32	133,899
Longmont	41	84,995
Denver International Airport	48	--
Broomfield	44	53,691
Denver (Downtown)	50	588,349
Rocky Mountain National Park	52	--
Cheyenne, WY	55	55,641
Boulder	65	93,552

Source: US Census Bureau, Google Maps



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Southwest Corner 23rd Avenue/
32nd Street
Size: 17.54 Acres
Zoning: Commercial, C-1
Contact: Ron Randel (970) 352-5860
Price: \$2,292,127
* Next to Sam's Club and Walmart



Northwest Corner 23rd Avenue/
37th Street
Size: 1.83 Acres
Zoning: Commercial, C-1
Contact: Ron Randel (970) 352-5860
Price: Please contact



Northwest Corner 29th Avenue/
37th St (not shown on map above)
Size: 10,755 Sq Ft Building
Zoning: Commercial, C-1
Contact: Ron Kohl (970) 506-2940
Price: \$1,350,000
* Also available for lease

23rd Avenue and 37th Street Area



Southwest Corner 23rd Avenue/32nd Street
Size: Lot 3 = 0.89 Acres, Lot 4 = 1.01 Acres,
Lot 5 = 3.91 Acres
Zoning: Commercial, C-1
Contact: Teresa Hibbard (479) 204-0414
Price: Lot 3 = \$720,000, Lot 4 = \$800,000,
Lot 5 = \$1,375,000
* Next to Sam's Club



Southwest Corner 23rd Avenue/
37th Street
Size: 17.9 Acres Total
Zoning: Commercial, C-3
Contact: Stephen Tebo
(303) 447-8326
Price: Please contact